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**STEVE WILLEMS**, SIOR  
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400 E WYOMISSING AVE | MOHNTON, PA 19540  
104,858 SQ FT AVAILABLE FOR SALE OR LEASE

**NAI**Keystone

875 BERKSHIRE BLVD, STE 102,  
WYOMISSING, PA 19610  
610.779.1400 | [NAIKEYSTONE.COM](http://NAIKEYSTONE.COM)





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#### ABOUT THIS PROPERTY

- 104,858 SF
- 20' CLEAR HEIGHT
- WET SPRINKLER SYSTEM
- 2 LOADING DOCKS WITH HYDRAULIC LEVELERS
- 1 DRIVE-IN DOOR
- 1,600 AMP @ 480/277/120 VOLT, 3-PHASE, 4-WIRE ELECTRIC SERVICE BY MET ED
- PUBLIC WATER & SEWER
- 17.27 ACRES +/- IN A PARK LIKE SETTING
- ZONED M – MANUFACTURING
- 300 CAR PARKING SPACES
- LOCATED ON E. WYOMISSING AVENUE WITHIN 1.5 MILE ACCESS TO SR 222, 3.4 MILES ACCESS TO SR 422. LOCATED CENTRALLY TO INTERSTATE I-176 (5-MILES) AND I-76 PA TURNPIKE (9-MILES)

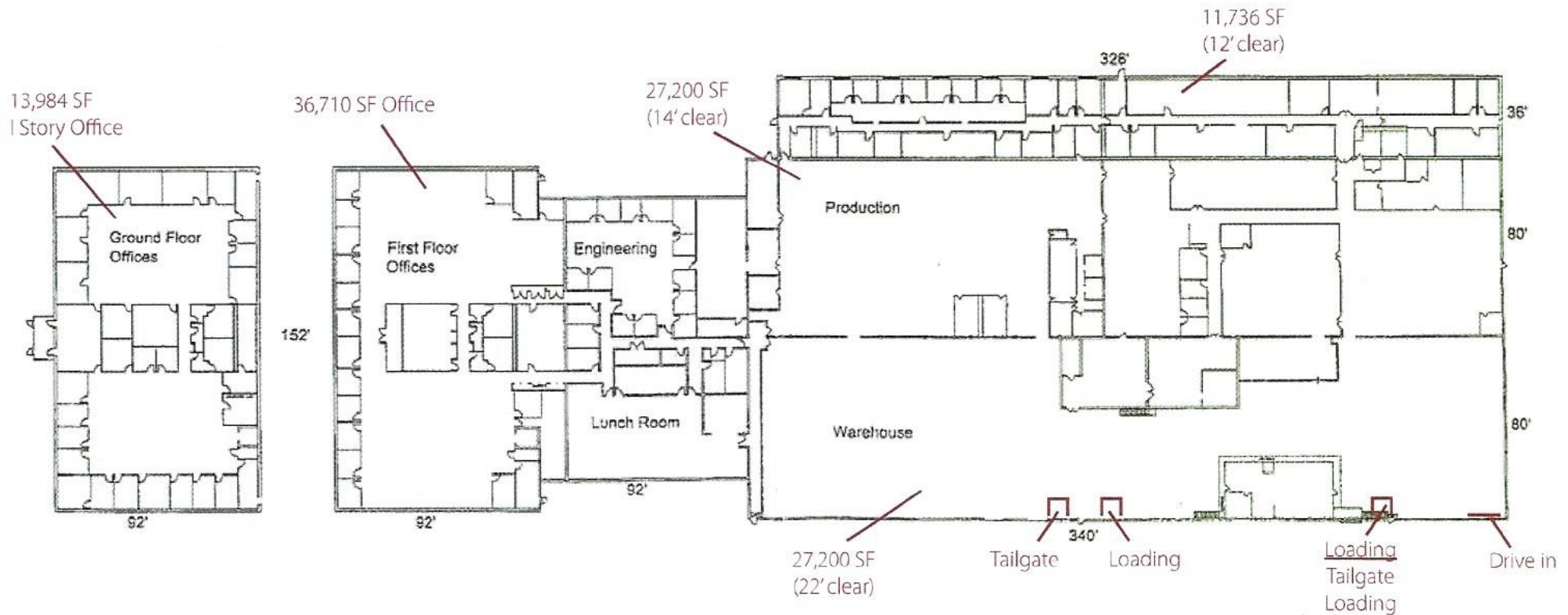
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## OVERALL FLOOR PLAN

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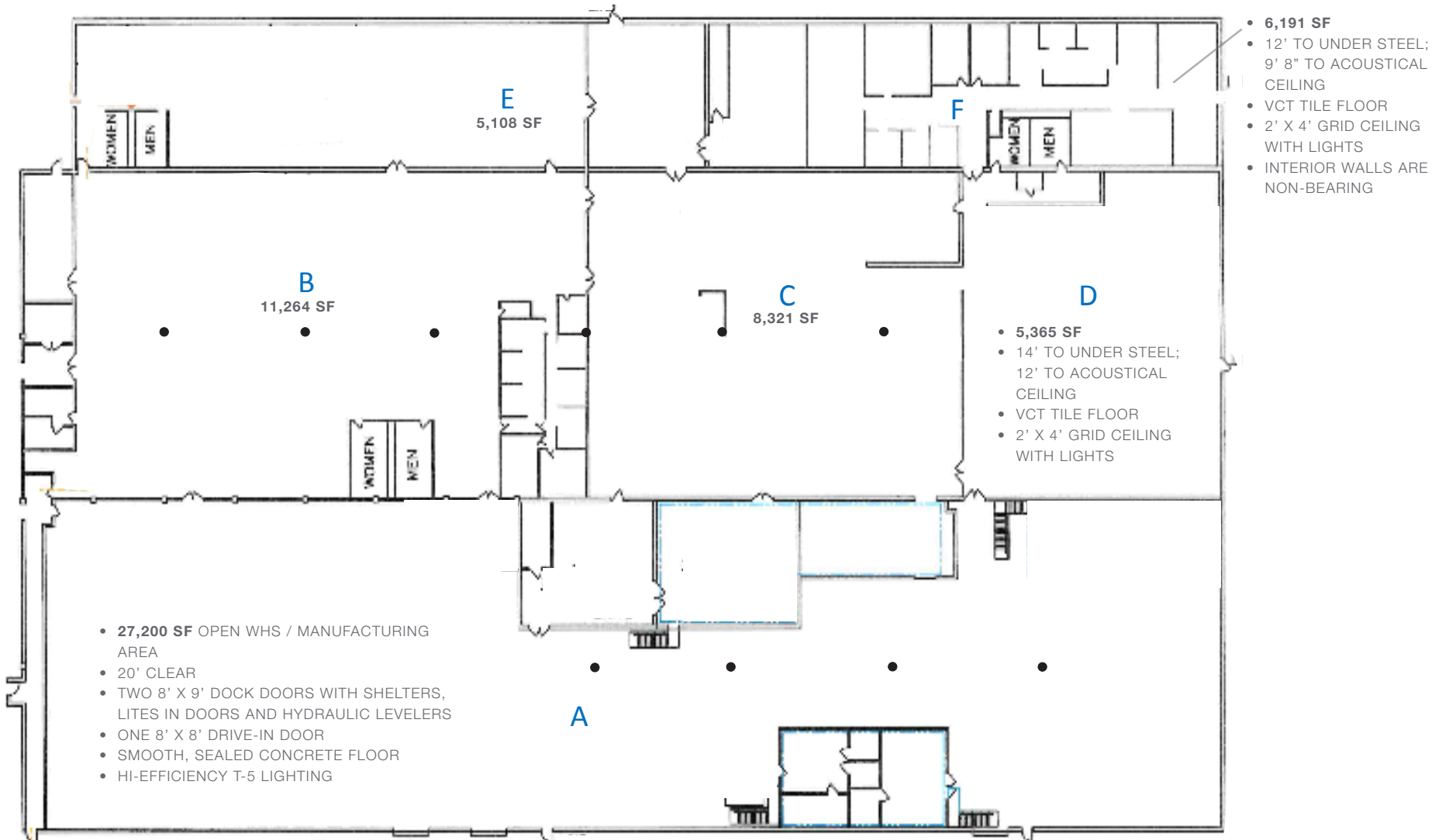
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## INDUSTRIAL SECTION FLOOR PLAN





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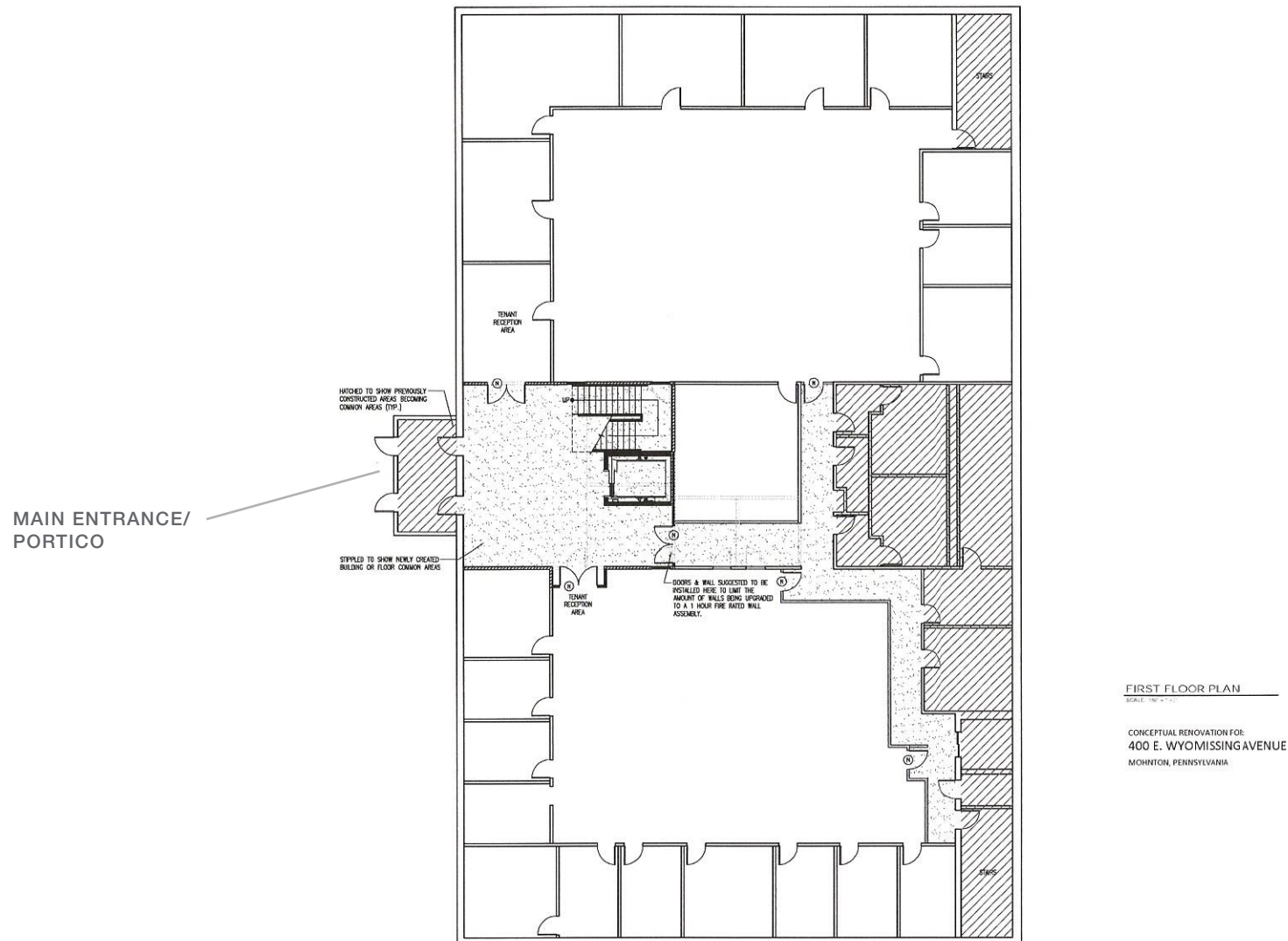
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## GROUND FLOOR OFFICE PLAN - 13,984 SF





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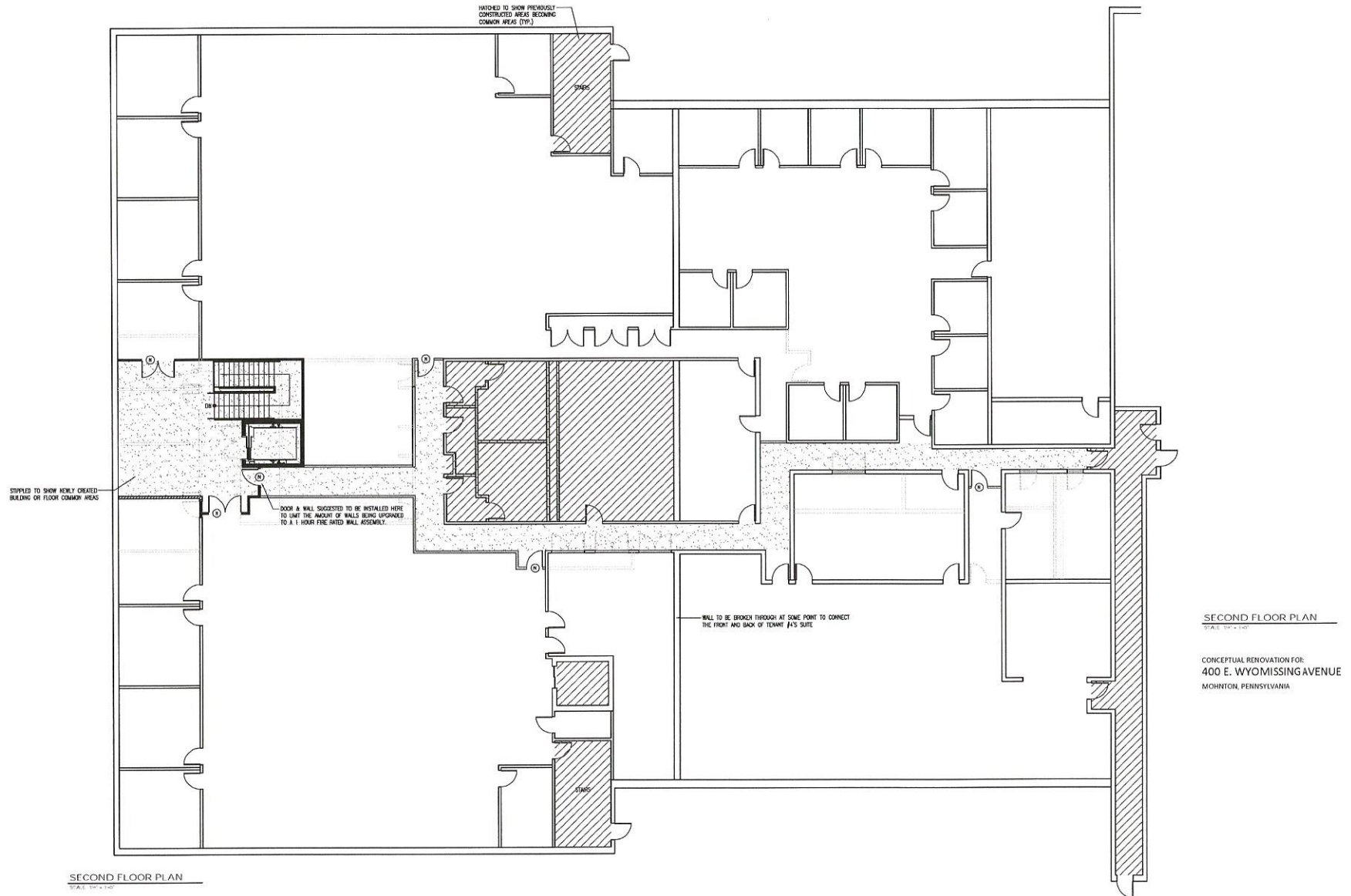
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## GROUND FLOOR OFFICE PLAN - 36,710 SF





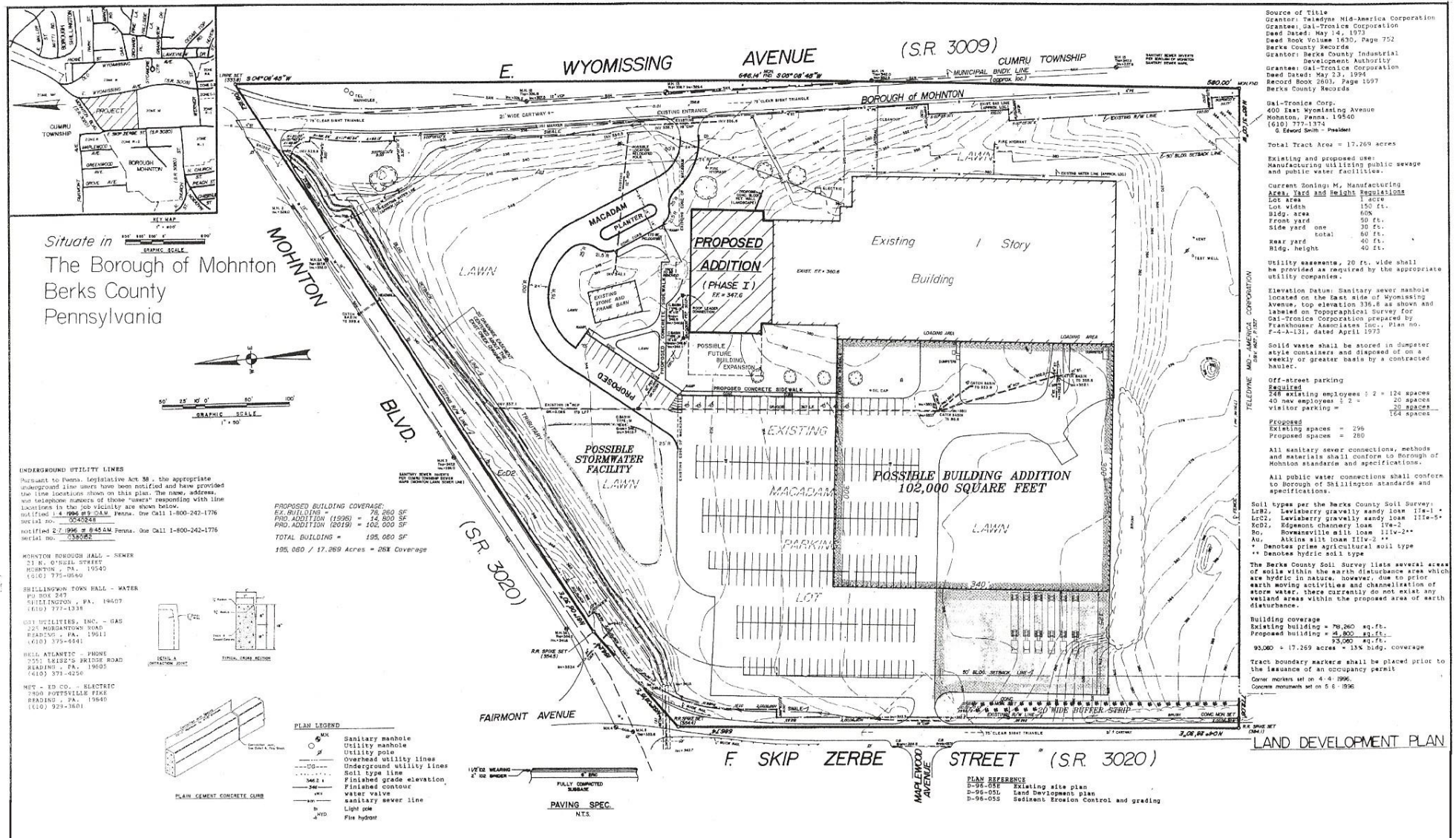
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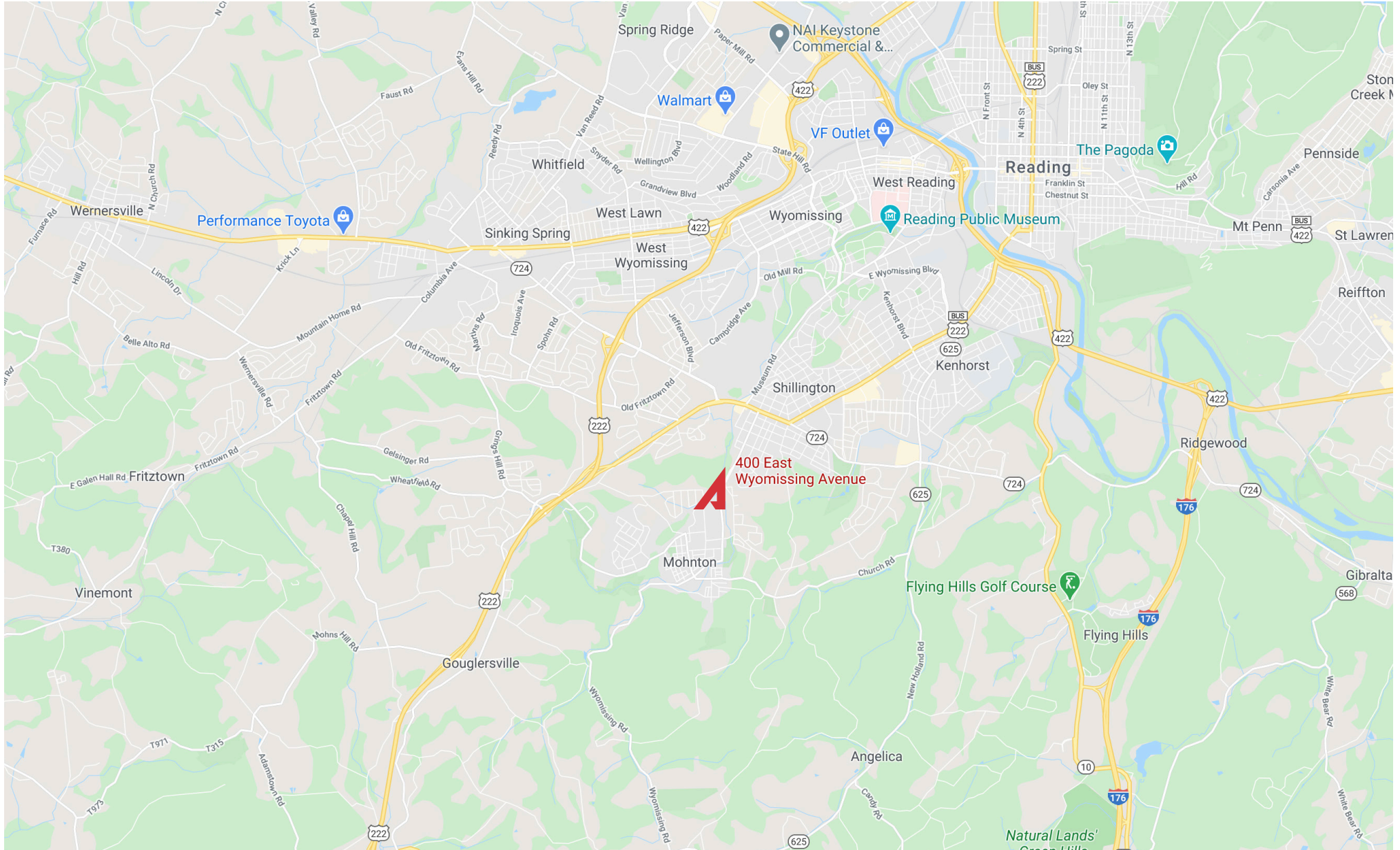
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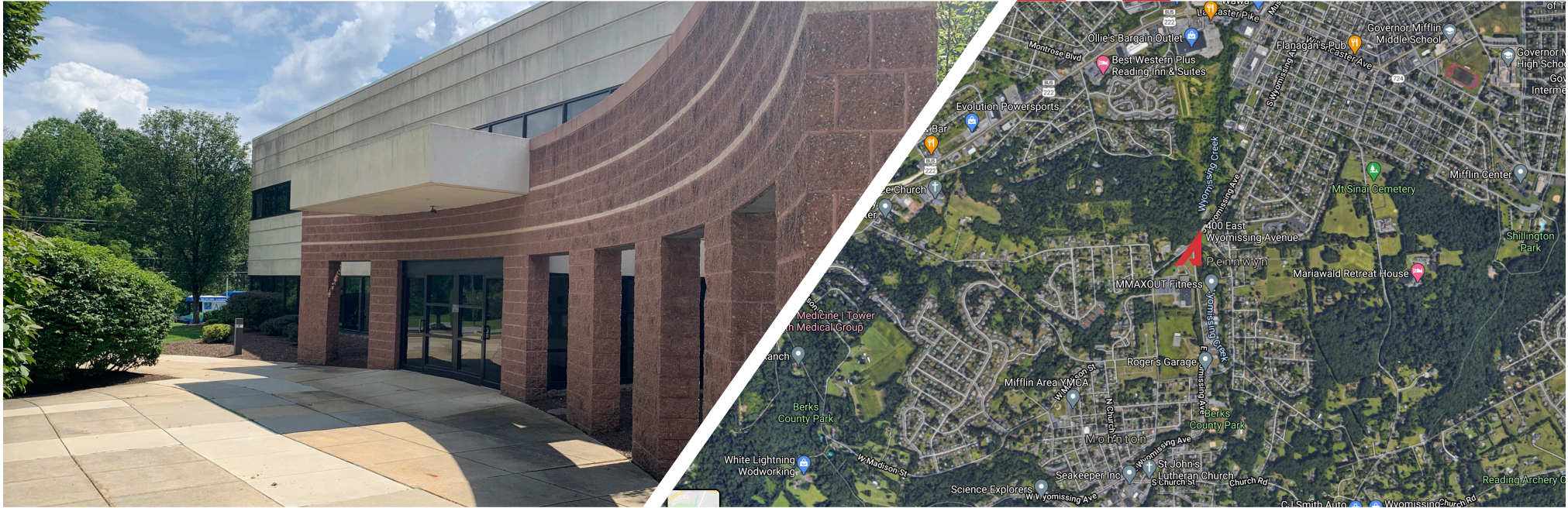
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## GENERAL DATA

Lot Size: 17.27 Acres +/-

Municipality: Borough of Mohnton, Berks County

Zoning: M – Manufacturing

Map Number: (UPI):65-4395-14-34-4377

Flood Zone: In Zone X (not in a flood zone) PA FEMA  
map 42011CO511G Date July 3, 2012

Taxes: \$124,616 OR \$1.19/SF (2020)

Year Built: Original building constructed in 1973  
with numerous additions through 1996. Remodeling  
continued to support an electronic/communications  
company through 2019.

## DESCRIPTION

Size (SF): Overall 104,858 SF

Space breakdown:

Main floor office (same level as industrial) 26,874 SF

Lower level office and entranceway 13,984 SF

Office sub-total: 40,858 SF

Industrial Area 64,000 SF +/-

A 27,200 SF open Whs / Manufacturing Area

20' Clear

Two 8' x 9' dock doors with shelters, lites in doors and  
hydraulic levelers

One 8' x 8' drive-in door

Smooth, sealed concrete floor

Hi-Efficiency T-5 Lighting

B, C, D 27,200 SF Total Light Manufacturing Area

B 11,264 SF

C 8,321 SF

D 5,365 SF

14' to under steel; 12' to acoustical ceiling

VCT tile floor

2' x 4' grid ceiling with lights

E & F 11,736 SF Support Area

E 5,108 SF

F 6,191 SF

12' to under steel; 9' 8" to acoustical ceiling

VCT tile floor

2' x 4' grid ceiling with lights

Interior walls are non-bearing

Construction: Steel superstructure w/ CMU walls

Doors/Access: One Drive-in Door; Two docks

Office: 40,858 SF

Lighting: T-5 and energy efficient systems

HVAC: HVAC is controlled by an electronic management  
system by room. Gas F/A with A/C

Water: Public via Western Berks Water Authority

Sewer: Public

Telecom: Fiber optic lines throughout building

Electric: 1,600 Amp @ 480/277/120 volt, 3-phase,  
4-wire electric service by Met Ed

Gas: Two Weil-McLain model 88 gas boilers

Fire Sprinkler System: Wet fire sprinkler system rated for  
normal hazard

Roof: Rubber membrane

Parking: 300 car parking or 2.8 / 1,000 ratio

## SITE ADVANTAGES

- Quiet, park-like setting
- Easy highway access
- Rich labor pool nearby

## MARKET ADVANTAGES

Within a 20-mile radius there is:

- 457,488 population
- 240,610 labor force
- 4.4% unemployment rate
- \$61,389 median HH income

Within a 500-mile radius there is:

- Approximately 45% of the U.S. population
- Approximately 60% of the Canadian population
- Four of the nine major U.S. market
- 41% of the domestic traded service industries
- 45% of the U.S. manufacturers
- Located on E. Wyomissing Avenue within 1.5 mile access  
to SR 222, 3.4 miles access to SR 422. Located centrally  
to Interstate I-176 (5-miles) and I-76 PA Turnpike  
(9-miles)
- A short drive from the ports of Philadelphia, Baltimore,  
and New York, with full cargo handling facilities and  
container capabilities.